

HARVILL BUSINESS CENTER

20123 Harvill Avenue, Perris, California, 92570



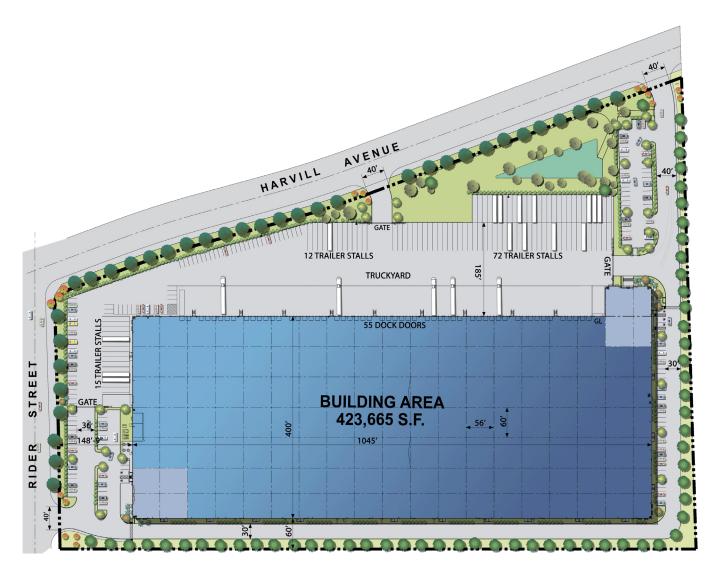


LEASING AGENT DEVELOPER

HARVILL BUSINESS CENTER

20123 Harvill Avenue, Perris, California, 92570

Harvill Business Center represents the newest and the best of modern logistics centers. Located near the SR-60 and adjacent to the I-215, the project is easily accessed by the Ramona Expressway on/off ramp. The project incorporates the latest in concrete technology with a Ductilcrete ™ concrete floor slab, 36' vertical clear height, 2.5% skylights with 0.5% smoke hatches, LED lighting, a gated concrete truck yard, on-site truck stacking, low water landscaping and tenant divisibility. Office and warehouse improvements can be built to suit your needs. The project is in the vicinity to several prestigious neighbors including Whirlpool, Hanes, Home Depot, Amazon, Ross Dress for Less, Lowes and numerous other national brands. Riverside County offers various employment training and hiring incentives to assist in your employment needs.



BUILDING SPECIFICATIONS

Square Footage 423,665 SF (400' x 1,045')

Site Area 21.31 acres

Configuration Front loading

Column Spacing 56' wide x 50' deep, 56' X 60' with 60' loading bays

Clear Height 36' clear minimum (from first column)

Dock High Doors 55 – 9' x 10' dock high doors

Ground Level Doors 2 – 12' x 14' ramped, ground level doors

Truck Court Depth 185' deep with full concrete truck apron and courtyard

Slab Thickness 7" Ductilecrete ™, sloped at 0.5%

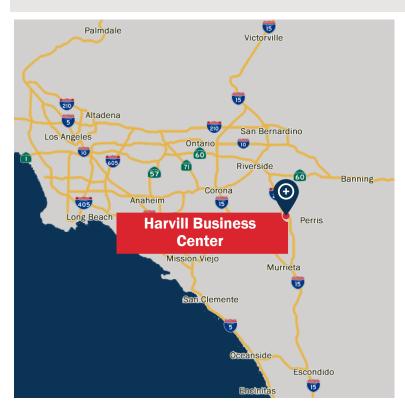
Auto Parking 188 auto spaces

Trailer Storage 99 trailer spaces

Electrical 4,000 amps (UGPS), 277/480 Volt, 3 phase

Lighting LED site lighting - 2.5% skylights with 0.5% smoke hatches with burglar bars

Sprinkler ESFR (K-25 heads)









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